

MINUTES OF MEETING

HOOVER PLANNING AND ZONING COMMISSION

Date: May 13, 2019
Time: 7:00 PM
Place: Hoover Municipal Center
Present: Ms. Jennifer Peace
Mr. Ben Wieseman
Mr. Allan Rice
Mr. Jason Lovoy
Mr. Sammy Harris
Mr. Mike Shaw
Mr. Mike Wood
Mr. Nathan Reed
Mr. Carl West

Also Present: Mr. Rod Long, City Engineer
Mr. Chris Reeves, Assistant City Engineer
Mr. Jim Wyatt, Director, Building Inspections
Mr. Duke Moore, Fire Marshal
Mr. Mac Martin, City Planner
Ms. Vanessa Bradstreet, Secretary, P&Z Commission

1. CALL TO ORDER

The meeting was called to order by Mr. Wood. Mr. Wood then asked the secretary to call the roll in which a quorum was present.

2. Mr. Wood asked Mr. Harris to give the invocation.
3. Mr. Wood asked Mr. West to lead in the Pledge of Allegiance.
4. Mr. Wood stated every Planning Commission member should have received copies of the May 13, 2019, minutes and if no one had any changes to be made, he would ask for a motion to approve as written. Mr. West made a motion to approve. Ms. Peace seconded the motion. On voice vote, the minutes were approved unanimously.
5. The following cases previously continued have been WITHDRAWN by the applicant:

Z-0219-02 – Mr. Don Bennett is requesting to rezone property at 593 Park Avenue, 606 Valley Street and 610 Valley Street from R-1 (Single Family Residential) to C-2

(Community Business District) for a proposed set of shops or a restaurant with adjoining parking. The property is owned by Mr. Don Bennett and is currently zoned R-1 (Single Family Residential).

S-0418-13 – Inverness Cove Homeowners Association is requesting Preliminary Plat approval to alter the character of public streets with the subdivision (one-way traffic with on-street parking on one side). This property is zoned PR-1 (Planned Single Family) District.

Mr. Wood explained if anyone had an interest in either of these two cases, they would not be heard unless the applicant presents a new application in which new notices would be sent out. Mr. Wood asked if there were any questions. There were none.

Mr. Wood then explained that the P&Z Commission had an opportunity to review the following subdivision cases in their pre-meeting work session and therefore they would be voting on them as a block. If there were any questions on any single case, Mr. Wood asked for them to raise their hand, and then that case would be moved to the end of the agenda. Mr. Wood asked if there were any questions. There were none.

6. REQUESTS FOR PRELIMINARY AND/OR FINAL MAP APPROVAL:

- (a) **S-0519-17** – Mr. Matt Akins is requesting **Final Plat** approval for **Heatherwood Estates** for the purpose of subdividing two parcels into five lots. Gallant Lake, LLC, is the property owner and the property is zoned PR-1 (Planned Single Family).
(Approved)

Staff Comments: Recommend approval contingent upon the applicant providing a guarantee in the amount of \$62,000.

Mr. Wes Davis, Highpointe Properties, LLC, 120 Bishop Circle, Pelham, AL, 35124, was present to represent this case. Mr. Davis stated they were in agreement with the bond amount and were currently working on obtaining the bond.

Mr. Wood asked if there were any questions on this case. There were none.

- (b) **S-0519-18** – Blackridge Partners is requesting **Final Plat** approval for **Blackridge Resurvey of Lot 1029 and Common Area CA-6**, located along Blackridge Lane. This resurvey contains 1 (one) residential lot and 1 Common Area Lot. The purpose of this resurvey is to change the common lot line between Lot 1029 and Common Area CA-6 and to enlarge the storm easement on Lot 1029A. Blackridge Partners is the property owner and the property is zoned PR-1. **(APPROVED)**

Staff Comments: Recommend approval

Mr. Richard Johnson, Signature Homes, was present to represent this case. Mr. Wood asked if there were any questions on this case. There were none.

- (c) **S-0519-19** – SB Dev. Corp., d/b/a Signature Homes is requesting **Final Plat** approval for **Abingdon Phase 2**, a proposed 52 lot subdivision located along Flemming Parkway. VH Investments, LLC is the property owner and the property is zoned PUD PR-1.

APPROVED

Staff Comments: Recommend approval contingent upon the applicant providing a guarantee in the amount of \$192,600.

Mr. Richard Johnson, Signature Homes, was present to represent his case. Mr. Wood asked if he was ok with the guarantee amount of \$192,600. Mr. Johnson answered he was ok. Mr. Wood asked if there were any questions on this case. There were none.

Mr. Wood asked again if there were any comments on any case he had mentioned. There were none. Mr. Wood asked for a motion. Mr. Shaw made a motion to approve cases S-0519-17, S-0519-18, and S-0519-19. Mr. Rice seconded the motion. The motion was approved by everyone except Mr. Harris who abstained from cases **(b) S-0519-18, and (c) S-0519-19**.

7. **C-0519-08** – Mr. John Whitson is requesting **Conditional Use** approval for a shopping center to be located on acreage parcels located at 4273 South Shades Crest Road (subject to pre-zoning to Hoover C-2 and annexation into the city limits of Hoover) and 4289 South Shades Crest Road. **(APPROVED)**

Staff Comments: Tree Conservation: The conceptual tree conservation plan for the supermarket and shops appears to meet the minimum requirements of the Tree Conservation Ordinance. Final planting and irrigation plans are required prior to permitting.

Request Planning Commission waive on-street sidewalk requirements along S. Shades Crest and Morgan Road. Enhanced sidewalk connectivity needed between shopping center and outparcels on-site.

Mr. Kyle Johnson, LBYD Engineers, 716 South 30th Street, Birmingham, AL, 35233, was present to represent the developer. Mr. Johnson explained the main piece of property was going to be a grocery store, and also included a 4,000 square foot general retail building and two out-parcels as well. Mr. Johnson pointed out the storm water detention

area. Mr. Johnson explained they would access off South Shades Crest Road as well as Morgan Road and would have a right-in off South Shades Crest Road. Mr. Wood asked if they were actually going to be facing South Shades Crest Road. Mr. Johnson stated that was correct.

Mr. Wood asked if there were any questions from the Planning Commission. There were none. Mr. Wood asked if anyone in the audience had any questions. There were none. Mr. Wood added they had studied this case during the pre-meeting work session. Mr. Wood asked for a motion. Mr. Rice made a motion to approve case #C-0519-08. Mr. Shaw seconded the motion. On a voice vote, the motion was carried unanimously.

8. **C-0519-09** – Mr. Zac Lovoy is requesting to **re-zone** the property at 3432 Old Columbiana Road from C-P (Preferred Commercial Office District) to C-1 (Neighborhood Shopping District). Mr. Lovoy also requests **Conditional Use** approval to permit the operation of an indoor facility for animals. **(APPROVED)**

Staff Comments: No issues with rezoning. The following are conditions for the Planning Commission to consider:

1. ***A cross parking agreement shall be required for the two lots per Zoning Ordinance Art. 9 Sec. 2.1.C – A re-plat consolidation of the property into one lot would also suffice.***
2. ***The facility will house cats only.***
3. ***Animals shall remain secured at all times.***
4. ***Customers are permitted on premises only during hours stated in the application or by appointment.***
5. ***Signage must be placed on-site informing the public not to drop off/leave animals on the premises.***
6. ***The facility shall be cleaned and refuse removed from the site daily.***

Mr. Zac Lovoy, 3432 Old Columbiana Road, was representing this case. Mr. Lovoy indicated he was the seller of this property, and at this time, had an office there. Mr. Lovoy stated they needed a Conditional Use in order for Rita Bowman to purchase the property.

Ms. Rita Bowman came to the podium to explain the purpose of this facility. Ms. Bowman stated she was the director and founder of Kitty Kat Haven and Rescue. Ms. Bowman explained they had been around since 2016 in Hoover on Alford Avenue. Ms. Bowman stated since that time they had adopted out close to 1,500 cats and kittens. Ms. Bowman stated this was a no-kill, no-cage facility. Ms. Bowman stated they operated with volunteers only. She explained they had approximately 40 volunteers who helped clean and take care of the cats daily. Ms. Bowman stated what they needed was a larger

space, because what they had now was about 1,500 square feet and didn't realize they were going to grow as fast as they had.

Ms. Bowman stated the cats were not running loose, would not be outside, and only adopted to people who kept their cats inside. Ms. Bowman stated the cats were all neutered and spayed and up to date with their shots. Ms. Bowman stated they had a great rapport with about five or six local veterinarians who took good care of the cats for them.

Mr. Wood announced they had some comments regarding conditions to this approval and asked Ms. Bowman if she had read them and was ok with them. Ms. Bowman stated she had not seen the comments yet. Mr. Wood got her a copy of the conditions and gave them to her to read.

Ms. Bowman read each condition and commented on each. Mr. Lovoy commented on the cross-parking agreement. Mr. Wood asked if any of the Board members had any comments. Mr. Shaw asked how many cats at the existing facility vs. the new facility. Ms. Bowman stated it varies. Ms. Bowman stated at the existing facility they were in now, they like to keep it at 35 cats. Ms. Bowman stated that based on the square footage of the new facility (2100 square foot home) a guesstimate would be about 45 cats maximum. Ms. Bowman stated they also had a "foster system" in which the pregnant cats and little kittens went. Ms. Bowman emphasized the only cats they housed were the adult cats and "teenagers" which were cats 6 months and older.

Mr. Shaw asked, too, about a cat cap. Ms. Bowman stated that a veterinarian had actually given them the 45 cat number for a maximum. Ms. Bowman stated what they loved about this parcel and location was the square footage of the house and the extra land that came with it as it was about one acre of property. Mr. Shaw added that if this passed tonight and went to City Council, he felt they needed to work on an additional requirement of making sure the conditions were not left open-ended especially if they expanded in the future.

Mr. Shaw asked about the disposal of waste. Ms. Bowman explained they scooped and put the waste into bags, tied the bag tightly, and it went into their dumpster. Mr. Shaw commented about rain and run-off issues going into the dumpster and creating a problem.

Mr. Shaw asked about any complaints or issues with their current existing facility. Mr. Rice added that he had checked to see if there were any complaints regarding the existing facility and found no complaints.

Mr. Wood asked if there were any other questions. Mr. Rice thanked Ms. Bowman for meeting with them and explaining how their current facility was run. Mr. Rice asked about comment number #3 regarding animals remaining secure at all times. Mr. Rice asked how they would handle a cat running out when a volunteer came in. Ms. Bowman asked what they had now, they built a little "air lock" so when people came in they came into an area, shut one door and then went into another area which would prevent a cat running out.

Mr. Rice then asked Ms. Bowman what means they had to try to prevent the drop-offs, intrusions, or compromising of the facility. Mr. Rice stated he understood they had interior and exterior cameras as well as a sign that read "no cat drop-offs allowed". Mr. Rice stated the interior cameras were to monitor the welfare of the animals that could be monitored through the internet. Ms. Bowman stated all of that information was correct and she herself probably monitored the indoor cameras the most. Mr. Rice pointed out that they were closer to residents now than they would be at this location as they would be farther away from residents with this facility.

Mr. Wood asked Mr. Lovoy about the cross-parking agreement. Mr. Lovoy stated he would like to do the cross-parking agreement. Mr. Wood asked if he could get an attorney to draw this up and he would need this before it went on to City Council. Mr. Lovoy agreed.

Mr. Wood added that if they did enlarge the facility, they would have to come back through the Conditional Use process with any new plan. Ms. Bowman stated she understood.

Mr. Shaw asked if they could go ahead and limit the approval to the two conditions and limit it to no more than 55 cats and a covered dumpster to avoid the rain and drainage issue. Mr. Shaw asked the applicant if she would be agreeable to these conditions being added and she answered she would be agreeable to those conditions.

Mr. Harris asked about the dumpster. He asked if she was planning on a normal dumpster or just adding garbage cans that the city would pick up twice a week. Ms. Bowman answered they had been utilizing garbage cans but understood there was a dumpster at the new facility. Ms. Bowman stated there was a dumpster next door to their veterinarian that she felt like they could use. Mr. Harris asked if that was enough. Ms. Bowman stated that had been enough. Mr. Shaw stated he was referring to a covered commercial dumpster. Mr. Rice added that they might want to say, "as needed to prevent odor/smells".

Mr. Wood asked for a motion. Mr. Shaw made a motion to approve case **C-0519-09** with the requirements as listed 1 through 6 and also with a limit of a total of 55 cats and the

requirement of a covered commercial dumpster service as needed to prevent health concerns. Mr. Rice seconded the motion. On a voice vote, the motion was approved unanimously.

9. Z-0519-15 - Mr. Zac Lovoy is requesting to **re-zone** the property at **3432 Old Columbiana Road** from C-P (Preferred Commercial Office District) to C-1 (Neighborhood Shopping District). Mr. Lovoy also requests Conditional Use approval to permit the operation of an indoor facility for animals. **(APPROVED)**
Staff Comments: See above comments.

Mr. Wood stated this case was related to the **Conditional Use** case above and had to do with the zoning of this property. Mr. Wood asked if there were any questions. There were none. Mr. Wood asked for a motion. Mr. Rice made a motion to approve Zoning Case **Z-0519-15**. Mr. West seconded the motion. On voice vote, the motion was approved unanimously.

10. Z-0519-13 – Richard A. Johnson, II, representing Blackridge Partners, LLC and Riverwood Holdings, LLC, is requesting approval of the **2nd Amendment to the Blackridge Planned Unit Development (PUD)**. **(APPROVED)**

Staff Comments: No issues

Mr. Jonathan Belcher, Signature Homes, 3545 Market Street, Hoover, AL, 35226, was present to represent this case. Mr. Belcher stated he was here to present both of the remaining cases on the agenda. Mr. Belcher asked if he could present the cases collectively although he knew they would need two separate votes. Mr. Wood stated that was fine.

Mr. Belcher explained the two main points of the request were (1) they were requesting to move residential units from the Blackridge PUD from the medium density portion of Blackridge to the Trace Crossings community within their Green Trails (Flemming Farms) area and (2) to formalize the timing and plans of the public park donations which refers to the 11th Amendment to the Trace Crossings PUD.

Mr. Belcher explained in the draft of the Comprehensive Plan there was an infrastructure page (Page 42) (depicted on the screen) where they would see Item #18 which was a proposed connection road connecting from South Shades Crest Road to County Road 52 or Morgan Road. Mr. Belcher stated the primary reason for consideration of moving residential units was that they had some conversation in a work session regarding topography of the land. Mr. Belcher explained just so everyone understood, they had engineered this area where the medium density was located and were able to build 182 homes that were planned for there in that medium density zoning. Mr. Belcher

explained the purpose of this was that if the city elects to build a connection in some point in the future, there was no residence there to go through and ask permission to go through the property. Mr. Belcher stated the intent, if this was approved, was then to donate the 158 acres in that area shown on the map. (depicted on the screen)

Mr. Belcher stated that in doing so, that would give the city the flexibility for the road location to be determined. Mr. Belcher explained there was a 200 ft buffer through the middle of the property (158 acres) and the property was approximately 12 to 1500 acres in width with a 200 acre buffer that protects the stream running through the center of this property but also there is a crossing area identified for a road to cross this and would not require additional Corp of Engineering approval.

Mr. Belcher added the new location for the transfer of units would go to the Green Trails area. Mr. Belcher stated in the 11th Amendment, Trace Crossings PUD, they had committed to a 110 acre park in this area. Mr. Belcher stated they had re-evaluated and now it would be 125 acres and that would be formalized in the PUD documents in relation to the parks they had donated.

Mr. Belcher explained that basically the result of the request was that they were not adding any additional units to the Trace Crossings or Blackridge area, they were just moving some units from one PUD to the next. Mr. Belcher stated they were able to increase the parks slightly which was the park area along the Cahaba River, and accommodating the future needs of connectivity if the city chooses to make that connection in this area.

Mr. Belcher explained that after the approval of the TC 11th Amendment, they made a request to the city staff to allow them, as opposed to just donating the land without any construction taking place in the park areas, they requested that they handle all the construction themselves and build the parks so that when it is donated to the city, the park was ready to go. Mr. Belcher said what they had done was to amend the PUD to allow for the timing and description of each of these parks. Mr. Belcher stated in each of their packets, they had details of each one of the areas. Mr. Belcher explained the first one which was the Mountain Bike Park which was along Black Creek and Stadium Trace Parkway. Mr. Belcher explained this park was approximately 77 acres. Mr. Belcher stated they had completed over half of the trails that were on there now. Mr. Belcher stated they had mapped out with a mountain bike trail designer. Mr. Belcher stated this designer had just finished the trails that were in the Cahaba Wildlife Refuge Partnership between Shelby County and Duke County. Mr. Belcher stated this designer had helped them with the design of this park, which was just short of 5 miles of trails. Mr. Belcher stated he would like to propose a grand opening sometime around mid June and the donation could take place then.

Mr. Belcher stated there was parking there and would be a graveled parking area with several spaces similar to the ones that access The Preserve. Mr. Belcher stated there were trails there that would accommodate the intermediate and advanced mountain bikers. Mr. Belcher added there was even a short expert trail for the more professional mountain bike riders. Mr. Belcher discussed meeting with the Hoover Mountain Bike Club who asked if they would put under the sign a picture of a little rider that stated it was a practice facility for the Hoover Mountain Bike Club, for which Mr. Belcher said they would. Mr. Belcher stated there were 45 kids on the team and it was not a sanctioned team sport yet but they did accommodate ages from 12 to seniors in high school.

Mr. Belcher then described the second phase. Mr. Belcher stated the park along the Cahaba River that runs from the out fall of Lake Wilborn and runs back northeast towards the high school on school property. Mr. Belcher stated the completion of this would include an outdoor pavilion. Mr. Belcher explained the pavilion was designed that if classes want to take place outside, they could accommodate anywhere from 60 to 80 students. Mr. Belcher explained it would be a covered pavilion, set up with benches running in two different directions, but also would serve as a great meeting place for ones who use their bikes for riding on the trails. Mr. Belcher added there would also be restrooms located in this area. Mr. Belcher stated all this would be completed and turned over to the city in summer of 2020.

Mr. Belcher stated the final phase would be located from the western boundary of the Lake Wilborn outfall to the southwest portion of Lake Wilborn where the Cahaba River railroad bridge and Buck Creek converges on the Cahaba River. Mr. Belcher stated this particular phase would be completion of more hiking trails along with parking for a designated canoe launch. Mr. Belcher added this was a great location for this. Mr. Belcher stated access for this would come through the Lake Wilborn community as far as public access.

Mr. Belcher stated to summarize these requests, they were asking to move 155 units from the Blackridge PUD to the Green Trails area. Mr. Belcher stated there were 27 units they were moving from the northern portion of the Blackridge PUD to the southern portion of the Blackridge PUD. Mr. Belcher stated the overall count in Blackridge today was 1,009 units which would be reduced to 854. Mr. Belcher stated the Green Trails area of Trace Crossings currently had 200 and would be increased to 355 units. Mr. Belcher added there was an additional 24 acres in the PUD request that was added to Blackridge. Mr. Belcher stated this was not adding additional units, but was just part of the land that was in the City of Helena, but landlocked between the river and the railroad, so it was just more logical to make it part of the Blackridge PUD in their opinion.

Mr. Belcher stated they still maintained an obligation for fire and safety building. Mr. Belcher explained they had met with the Fire Chief in the preliminary design stages of this

building. Mr. Belcher stated he understood the Fire Chief was conducting a study as far as location to finalize this aspect of the PUD language, and they were waiting for the word from the Fire Chief to proceed, but in the meantime, they would work with the Fire Chief on the design and site plan for the building.

Mr. Belcher stated that all the units in Blackridge were subject to a \$3,000 school fee so if these units were to be transferred, the school fee would also be transferred along with those, so the 155 units would still make the same school contribution.

Mr. Belcher stated one other comment that came up in the work session was about a connection through to Hwy 52. Mr. Belcher stated that while there was no current language in the PUD, they would certainly work with the City Attorney to provide that language prior to the City Council presentation to basically agree to dedicate property for that highway all the way through to Hwy 52, whenever the City deemed it necessary.

Mr. Wood asked if there were any questions for Mr. Belcher from the Planning Commission.

Mr. Rice asked to clarify a couple of things. Mr. Rice asked Mr. Belcher to clarify no new housing units. Mr. Belcher answered that was correct. Mr. Rice stated Mr. Belcher had correctly identified the page out of the Comp Plan for a donation of the property on the other side of the lake. Mr. Rice explained this was a major puzzle piece in helping the City of Hoover achieve the Comp Plan road and although it might not be the final solution to the traffic in Trace Crossings, he felt it was a tremendous enhancement to that process to try to get traffic off the lower end of Stadium Trace out if they were able to complete that entire process to South Shades Crest or Hwy 52.

Mr. Rice asked Mr. Martin for the burden Signature Homes was under now for donated recreational space. Mr. Martin answered it was an acre per 100 potential residents for the annexed property subject to the 1994 annexation agreement and it would now be less than 50 acres based on his calculations. Mr. Rice added that now it was 130 acres along the river and the mountain bike park that was approximately 77 acres. Mr. Belcher added that 310 acres total and when all the donations, except for the 150 and they were not including the proposed donation of property in Blackridge which was not part of the park space and they were not contemplating that as park space.

Mr. Rice confirmed with Mr. Martin, City Planner, that Signature Homes was not obligated right now to develop the property, just to donate the property. Mr. Martin agreed. Mr. Rice added the "turnkey" solution that Mr. Belcher had described gave the city the key and the city could begin using the park.

Mr. Rice added that no new traffic should be added to this new proposal due to this was just shifting units around and would not be adding any new units. Mr. Martin agreed. Mr. Rice then asked Mr. Duke Moore, Fire Marshal, about the new fire station. Mr. Rice stated that this amendment somewhat expedited the timeline of constructing the new fire station and Mr. Moore agreed. Mr. Rice then asked about fire equipment, personnel, etc., for the new station. Mr. Moore stated they had everything they needed for the new fire station upon its completion.

Mr. Wood asked if there were any comments or questions from the audience. Mr. Jim Evans, 720 Wadsworth Cove, Helena, AL, in Riverwoods. Mr. Evans asked about the connector road to Hwy 52. Mr. Evans inquired of where exactly this road would be built. Mr. Wood asked Mr. Martin to show the Comp Plan page depicting the future road.

Mr. Justin Draper, 6275 Black Creek Loop North, asked a question about the Mountain Bike Park. Mr. Draper stated he was a mountain bike enthusiast and asked where the public parking lot would be in relation to the park. Mr. Martin, City Planner, stated it was his understanding it would be off Stadium Trace Parkway. Mr. Draper then asked how close the trails of the bike park would be to the homes in the Creekside subdivision on the northwest side of the park. Mr. Belcher stated that it was probably within several hundred feet that some trails had been constructed that went along the backside of Creekside on the ridge side.

Mr. Christopher Arnold, 6520 Black Creek Circle, Creekside subdivision, had questions regarding the mountain bike park. Mr. Arnold asked if the perimeter would be fenced or would there be access after certain hours. Mr. Arnold asked if the park would be locked, guarded, and secured, and would there be adequate parking for the park, and the perimeter buffer zone between his property and the park itself.

Mr. Chris Mason, 3533 Misty Dawn Lane, asked about the 12 estate lots that would be accessed off South Shades Crest Road and six estate lots that would access to County Road 93. Mr. Mason asked how these would be laid out and where would they come in and out of South Shades Crest Road.

Mr. Mac Martin, City Planner, stated as far as the County Road 93 was concerned, the developer did plan on a few estate style lots ranging anywhere from 20 to 40 plus acres in size and they did put the maximum caps on the number of lots that could access County Road 93. Mr. Martin stated these would be accessed along the existing roadway. Mr. Martin added that as far as the South Shades Crest lots were concerned, the access would be the area just south of Southpointe Subdivision where there was an existing stretch that abuts South Shades Crest Road. Mr. Martin explained there had not been a final determination on how the lots would lay out. Mr. Martin stated this would just provide a pathway to some estate style lots to be created and the city would have to

work with the developer at the time they propose a lot layout. Mr. Martin stated they wanted to emphasize the cap on the number of access points and lots that could access S. Shades Crest Road to where they did not have an influx of traffic.

Mr. Wood then confirmed with the City Planner that basically they were just talking about PUD documents now and when the subdivision maps come in, that would be the time to determine where the lots were and access points. Mr. Martin stated that was correct.

Mr. Randy Snuggs, 1817 Southview Circle, asked about the property zoned PR-2. Mr. Martin clarified that the PR-2 was a typo in the map sent out and that he had already gotten that adjusted. Mr. Martin stated it should have read PR-1 Medium Density and assured him that no PR-2 was in this development.

Mr. Snuggs then asked about the railroad tracks and stated this was pretty treacherous terrain and was curious how they would put a road back there. Mr. Martin stated at this time no engineering study had been conducted and they did not have any advanced layout for the roadway. Mr. Martin stated the primary point for these proceedings was for the property to be donated to the city as a means as a "piece of the puzzle" for a potential roadway to be done.

Ms. Meta Arnold, 6520 Blackridge Circle, had a question about the provision for the mountain bike park, whether there would be any possibility in the future of any motorized bikes or anything like that that could possibly make noise an issue. Ms. Arnold spoke about the question of fencing and if there would be a buffer zone.

Mr. Richard Davis, 613 Trace Crossings Trail, questioned the Mountain Bike Park and the donation of the property itself. Mr. Davis asked if the developers planned to donate anything else. Mr. Davis stated he had just purchased a property out there and this plan would change the dynamics of the area with people being able to come from anywhere.

Mr. Ron Sappington, 5182 Trace Crossings Drive, stating his neighborhood was very upset about the possibility of the city putting a road through his neighborhood. Mr. Wood explained to him that was not what was being discussed at this meeting.

Mr. Rice added that several weeks ago, the Mayor and members of the City Council took that option off the table, so they didn't need to spend any more time talking about Willow Trace as it had been declared dead.

Mr. Mark Puhnaty, 652 Trace Crossings Trail, addressed the issue of adding more traffic on Stadium Trace Parkway. Mr. Wood explained they were not talking about adding any more traffic. Mr. Puhnaty added that parks would attract people from everywhere which

would be more traffic. Mr. Puhnaty stated he felt the city should start addressing the traffic concerns now before the added parks were built.

Mr. Shaw addressed Mr. Puhnaty to say that none of these concepts were new and were in the PUD 2 ½ years ago. Discussion ensued regarding traffic issues and the Comprehensive Plan. Mr. Shaw stated parks were good things and the impact of parks and traffic was pretty minimal. Mr. Shaw stated he had a hard time thinking a park was a negative factor.

Mr. Rice added that the city could not react to what a sales person or brochure told them what the land might be used for. Mr. Rice also stated the city was not responsible for what was printed on the brochures. Mr. Rice explained that if the owner decided to donate this property for public property, then it was public land. Mr. Rice added that the city could not overstate that the city was going to pick up about 130 acres of buffer along the Cahaba River and its' unique nature, the most bio-diverse body of water in the world. Mr. Rice explained we had the opportunity as a city to protect that donated property. Mr. Rice added that Stadium Trace Parkway was a public road and that Trace Crossings was not a gated community. Mr. Rice went on to point out that this plan was a very responsible plan from the applicant and it gave the city a piece of property that the city must have if they were going to build a road that bypasses Stadium Trace Parkway and reduces traffic in Trace Crossings.

Mr. Scott Willenbrock, 278 Trace Ridge Road, a resident of Willow Trace, and coached the Hoover Mountain Bike Team. Mr. Willenbrock spoke in a positive note about the donated land, parks, and mountain bike park. He added that if the city would build more avenues for people to get out and walk, get out of their cars, and get outside, that would be a plus for less traffic. He also thanked Signature Homes for the donated park land.

Mr. Ron Sappington, 5182 Trace Crossings Drive, came back to address the right rotation of things to be done.

Mr. Paul Braswell, 1308 Gables Drive, came to the podium to thank Signature Homes for their generosity for donating this land for parks for our children. Mr. Braswell stated children are our future.

Mr. Wood then asked Mr. Belcher to come to the podium to address some questions that had arisen from some of the residents. Mr. Belcher addressed a question from Mr. Davis about what else was being donated. Mr. Belcher stated there had been no change. Mr. Belcher explained when they first petitioned for the zoning 11th Amendment to Trace Crossings in 2017, all three of these parcels were contemplated and presented as public park space. Mr. Belcher stated they would certainly work with Mr. Davis as far as

evaluating whether or not their company had provided anything that had been contrary to that as that was something he was very particular about.

Mr. Belcher stated there was 310 total acres of parks. Mr. Belcher stated that 14 acres was how much larger the Cahaba River park increased. Mr. Belcher stated other than that, the parks were all the same. Mr. Belcher stated there was 39 acres that was donated which now houses the soccer and lacrosse football fields. Mr. Belcher stated that allowed for the expansion of that facility. Mr. Belcher stated the 77 acres of mountain bike park, the 125 acres in the Cahaba River area and there was 69 acres of a passive park along Brock's Gap Parkway which is the area that would be forever protected along South Shades Crest Road that US Steel donated as part of the 11th Amendment and then the other 18 acres was between Chestnut Ridge and Abingdon as a restricted buffer to be protective of that community.

Mr. Belcher emphasized again that the 310 acres had always been contemplated as public space and there had been no changes to it. Mr. Belcher added that when they performed any zoning changes, there was a traffic study required. Mr. Belcher stated this was always presented as part of their traffic study. Mr. Belcher stated all of this was part of their original request and this was nothing new in terms of contemplating traffic.

Mr. Belcher added that the original zoning for Blackridge was approximately 3,500 houses between Lake Wilborn and Hwy 52. Mr. Belcher cited earlier today that number had been reduced to 1,009. Mr. Belcher stated they had consistently made massive reductions to the amount of traffic along Stadium Trace Parkway and were always looking for ways to improve things. Mr. Belcher stated he grew up in Hoover, lived in Hoover, and it was very important to him. Mr. Belcher stated they did not do things for self-serving reasons; they did it because they felt it would be best for the overall community.

Mr. Belcher addressed the Mountain Bike Park, which was also part of the 11th Amendment. Mr. Belcher stated this area was originally planned for houses on the ridge. Mr. Belcher made the conscious choice to preserve this area and create a mountain bike park vs. cutting down the ridge for a road for new houses. Mr. Belcher stated the trails would be accessed off of Stadium Trace Parkway. Mr. Belcher stated the plan was to have a gravel parking lot similar to ones at the Preserve. Mr. Belcher stated that they felt it would accommodate 12 to 15 cars. Mr. Belcher stated the intent was not to create more traffic, but to provide an outdoor park that did not exist in the city today.

Mr. Belcher stated the only fence involved would be a safety fence on the southwest border where you would start to approach the railroad. Mr. Belcher stated this area which was steep would be designated a "no biking" zone. Mr. Belcher stated there were no other fences planned for the mountain bike park itself.

Mr. Belcher stated there would be no lighting at the mountain bike park, so it would only be accessed during the day. Mr. Belcher added that they looked at the entire park as a buffer zone. Mr. Belcher stated no trees would be removed. Mr. Belcher stated there would be no motorized vehicles allowed and was just for mountain bikes and/or hiking.

Mr. Rice asked if there would be a way for them to attach a covenant prior to donation in stipulating no motorized vehicles. Mr. Belcher answered yes, he would.

Mr. Belcher stated he wanted to address the Cahaba River Park. Mr. Belcher added that working with the city on this was part of the Trace Crossings 11th Amendment. Mr. Belcher stated this property was originally unincorporated Shelby County and was zoned for 397 units. When they did the 11th Amendment, they reduced this down to 200 units as part of that annexation with the city and then committed to donate the public property along the Cahaba River and being currently used as part of the Hoover Sports Complex.

Mr. Wood asked if there were any other questions from the Planning Commission for the developer. Mr. Harris spoke up about the traffic associated with parks in which he felt the largest amount of traffic would be on the weekend.

Mr. Rice added that all of our passive parks are dawn to dusk hours. Mr. Rice said the only fence he could think of was at the dog park to keep the dogs inside. Mr. Rice stated he didn't think we needed to treat this park any differently, and added that the city did have park rangers who patrolled the parks and they would have a ranger specifically assigned to the Hoover Met Complex, therefore it would not be any imposition for them to cover the Mountain Bike Park.

Mr. Wood asked if there were any other questions from the Commission members or audience. There were none.

Mr. Wood asked for a motion. Mr. Shaw made a motion to approve Case # Z-0519-13. Ms. Peace seconded the motion. On voice vote, the motion was approved by everyone except for Mr. Harris who abstained from the vote.

11. Z-0519-14 – Richard A. Johnson, II, representing SB Dev. Corp. and P.R. Wilborn, LLC is requesting approval of the 15th Amendment to the Trace Crossings Planned Unit Development (PUD). **(APPROVED)**

Staff Comments: No issues

Mr. Wood stated this case was associated and went hand in hand to what they had just discussed and unless there were any other comments on this particular case, he would entertain a motion. Mr. Shaw made a motion to approve Case #Z-0519-14. Ms. Peace seconded the motion. On voice vote, the motion was approved unanimously except for Mr. Harris who abstained from the vote.

There being no further business, the meeting was adjourned.

Vanessa Bradstreet
Zoning Assistant